

City of Lawrenceburg Historic District Design Guidelines Lawrenceburg, Tennessee 2010

Acknowledgments

The Lawrenceburg Design Guideline Manual was developed in 2010 to assist property owners and the Historic Zoning Commission and to guide appropriate rehabilitation, new construction, and other improvements within the city's local historic districts. The resulting Historic District Design Guidelines was completed in cooperation with the City of Lawrenceburg.

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City of Lawrenceburg Historic District Design Guidelines

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Design Guidelines and Historic Preservation

Introduction

The City of Lawrenceburg Historic District Design Guidelines are intended to provide Lawrenceburg's Historic Zoning Commission (HZC), residents of the City of Lawrenceburg's local historic districts, and managers of other properties governed by the HZC with guidelines for building rehabilitation, new construction, and other changes which would affect the overall appearance of Lawrenceburg's historic areas. The manual provides information on rehabilitation methods and parameters for new construction and demolition to guide property owners in planning and designing their projects.

This manual provides information on the design review process and recommended guidelines for property owners. The guidelines in the manual are administered by the HZC in their review of actions affecting historic properties within all of the overlay zones in the city. The guidelines that follow are to be followed by property owners prior to initiating work such as rehabilitation, new construction, demolition or any other actions reviewed by the HZC.

Legislation permitting historic district zoning in Tennessee was passed by the state legislature in 1965. The purpose of this act was to promote the educational, cultural, and economic welfare of people in the state of Tennessee by enabling municipalities and counties to preserve and protect historic structures, areas, and districts which serve as visible reminders of the history and cultural heritage of the state and country. Since the passage of this bill, over 40 communities across the state have passed ordinances to create local historic districts and historic zoning commissions to administer them.

This ordinance created the Lawrenceburg HZC, which is composed of six voting members consisting of a representative of a local patriotic or historical organization, an architect, a member of the local planning commission, and an city council member. The remaining members are appointed from the community in general. The HZC is appointed by the chief executive of the municipality and is subject to confirmation by the local legislative body. The responsibilities and duties of the Commission include: the review of applications for the designation of local historic districts and local historic landmark districts, and/or to submit to the Lawrenceburg's Regional Zoning Commission and the Lawrenceburg's City Council recommendations for the designation of local historic districts; adopt a set of specific design guidelines for established local historic districts; and grant or deny Certificates of Appropriateness with respect to the local historic districts.

The City of Lawrenceburg Historic District Design Guidelines are in accordance with principals and recommendations set forth by the National Park Service. The National Park Service, United States Department of the Interior, is the federal agency responsible for the national program of historic preservation. It also sets professional guidelines for historic preservation which are used by state and local preservation programs. The City of Lawrenceburg Historic District Design Guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, ten basic principles created to help preserve the distinctive character of a historic building and its site while allowing for reasonable change to meet new needs. The Standards were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). Communities across the country rely on the Secretary of the Interior's Standards for Rehabilitation for guidance on the appropriate treatment of properties in local historic districts. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design Guidelines Principles

The main façade of a building facing the street is a major factor in defining a property's style and design. These facades were generally built to reflect a particular architectural style. Walking down streets such as Lawrenceburg Public Square, a wide variety of commercial forms and detailing are evident, and this variety creates the particular character and appearance of Lawrenceburg. Rear elevations, however, were more private spaces for the family and the areas where additions to residences most often occurred. The construction of extra rooms for expanding families, additional porches, and ancillary buildings such as sheds were commonly built at the rear elevation or set back on side elevations where they would not be readily visible. Expansion on rear elevations continues to be popular today, with features such as carports and wood decks often added. Visibility is important in design guideline issues. Guidelines are generally more flexible for rear elevations than for elevations that are readily visible.

The guidelines are written to provide flexibility in primary, secondary, and rear elevation issues. The visibility of elevations differs from property to property depending on factors such as location within a block, landscaping, setback, and a residence's overall form. Elements which are normally required for primary and readily visible secondary elevations may be interpreted differently for rear elevations without public visibility.

The Design Review Process

In the City of Lawrenceburg, the HZC is charged with making determinations for properties within local historic districts and certain other properties for the following activities:

1. Alteration/repair of an existing building or structure which requires a Building Permit (not routine maintenance)
2. New construction or addition to primary or accessory buildings
3. Relocation
4. Demolition
5. Signs and awnings
6. Fences and walls
7. Window replacement
8. Siding (not routine maintenance or replacement in kind)
9. Roofing (not routine maintenance or replacement in kind)
10. Exterior paint colors

Please contact the Historic Preservation Liaison with any questions regarding the above list of reviewable actions.

The HZC does not make determinations regarding:

1. Interior arrangements or design as long as these arrangements or designs do not visibly effect the exterior appearance of a building or structure
2. Interior paint colors

No building permit for construction, alteration, rehabilitation, moving, or demolition proposed within a historic district shall be issued by the Building and Lawrenceburg's City Codes Department until the project has been submitted to the HZC and receives a written Certificate of Appropriateness (COA).

Not all work requiring a COA requires a building permit, but may require HZC approval. Changes and other actions to all properties within the historic overlay districts must be reviewed, including to non-qualifying structures built within the past fifty years.

The Design Review Committee

In an effort to facilitate the design review process, the Design Review Committee (DRC) of the Lawrenceburg Historic Zoning Commission has been established to guide applicants through the Certificate of Appropriateness (COA) process and answer questions about projects and/or potential projects in relation to the City of Lawrenceburg Design Review Guidelines. The DRC consists of three representatives from the Lawrenceburg Historic Zoning Commission and meets once a month. All applicants with new construction projects are especially encouraged to undergo design review. Please contact the Historic Preservation Liaison to make an appointment and be scheduled on an agenda.

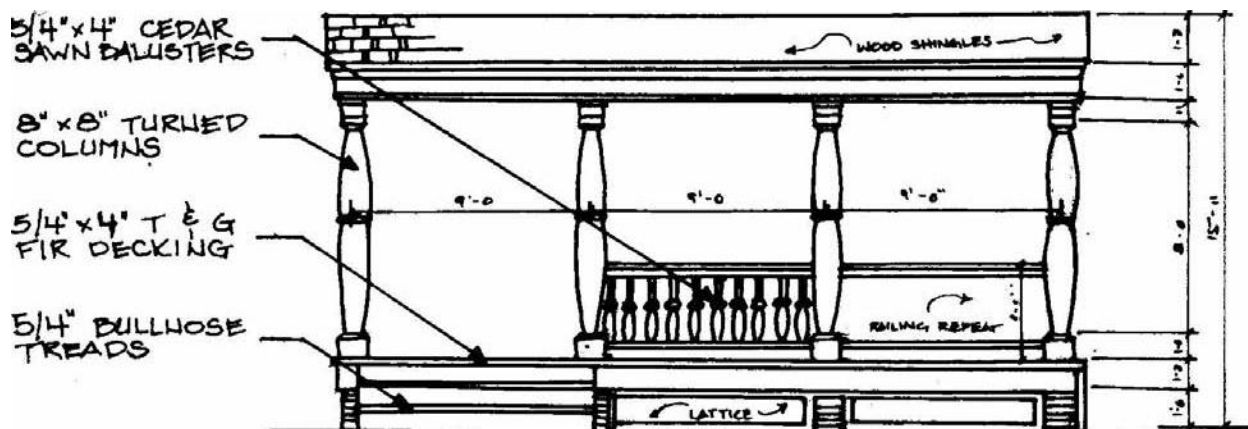
About the Design Review Committee (DRC):

- The DRC meeting is informal;
- Applicant participation in the Design Review Meeting is strictly voluntary, but highly recommended for complex renovations, additions, or new construction;
- Purpose is to discuss projects and/or potential projects in light of the City of Lawrenceburg Historic District Design Guidelines;
- All discussion is for the aid of the applicant only and is non-binding on the DRC or on the Historic Zoning Commission;
- Any changes made or suggestions taken by the applicant based on discussion from the DRC is the applicant's choice and the DRC makes no representation as to whether any changes or suggestions made during the Design Review Meeting will be approved by the Historic Zoning Commission.
- The Historic Zoning Commission retains the responsibility and duty to approve all applications.

Historic District Design Guidelines—Regulations

Property owners must follow requirements provided in the Zoning Ordinance in addition to the Historic District Design Guidelines. If the Zoning Ordinance requirements cannot fully be adhered to, a variance may be requested of the Board of Zoning Appeals. However, in accordance with section 5.12.3 of the Zoning Ordinance, where Historic District Design Guidelines and Zoning Ordinance conflict as they relate to signage, the Historic District Design Guidelines shall take precedence within the Historic Preservation Overlay. Where the Guidelines are silent, the Zoning Ordinance shall govern. New construction and renovation must also follow regulations set forth in the International Building Code. This code specifies requirements for electrical and plumbing work, fire exits, building construction techniques, and other aspects of renovation and construction. Property owners must also meet these regulations before being issued a building permit. Where there is a conflict between the International Building Code and the City of Lawrenceburg's Design Guidelines, the Building Official and the Historic Preservation Officer will use their judgment to resolve the situation.

If a property owner undertakes work without receipt of an approved Certificate of Appropriateness or Building Permit, a stop work order may be issued by the Building Inspector. The property owner shall then be required to document the work and state why a COA application or Building Permit was not previously applied for. Completion of a COA application and review may then be required by the Commission. A COA application approved by the Commission must then be obtained. If the actions specified in the COA application are not followed an owner may face fines and penalties as outlined in the Zoning Ordinance. Please contact the Preservation Officer for detailed information regarding the COA application and submittal process. COA applications should be accompanied by drawings of sufficient detail and scale to allow the HZC members to readily understand the work proposed by the applicant. An example of adequate documentation is shown below



COA applications must be accompanied by drawings of suitable scale and details to illustrate the proposed work.

Transitional Rules

The purpose of transitional regulations is to resolve the status of properties with pending applications or recent approvals at the time of the adoption of these updated Guidelines.

Processing of Applications Commenced or Approved Under Previous Ordinances

Pending Applications

- Any complete application that has been submitted or accepted for approval, but upon which no final action has been taken by the appropriate decision-making body prior to the effective date of these Guidelines, shall be reviewed in accordance with the provisions of the Guidelines in effect on the date the application was deemed complete by the city.
- If the applicant fails to comply with any applicable required period for submittal or other procedural requirements, the application shall expire and subsequent applications shall be subject to the requirements of this ordinance.
- Any re-application for an expired project approval shall meet the standards in effect at the time of re-application.
- An applicant with a pending application may waive review available under prior Guidelines through a written letter to the Planning Department and request review under the provisions of this ordinance.

Approved Projects

- Approved projects that are valid on the effective date of these Guidelines shall remain valid until their expiration date, where applicable.
- Projects with valid approvals or permits shall comply with the standards of these Guidelines where the standards will not materially affect the project. In the case that these standards would materially affect the project, it shall be carried out with the standards in effect at the time of approval, provided that the permit or approval is valid and has not lapsed.
- Any building or development for which a Building Permit was granted prior to the effective date of this ordinance shall be permitted to proceed to construction, even if such building or development does not conform to the provisions of this ordinance, as long as the Building Permit remains valid.

Historic Preservation and Sustainability

Conserving buildings preserves embodied energy and reduces the need for new materials.

Preserving and maintaining historic buildings is one of Lawrenceburg's best opportunities for sustainability. Sustainability is defined as, "the practice of meeting the needs of the present without compromising the ability of future generations to meet their own needs." Preserving historic buildings ensures that the environmental resources that have already been expended continue to be used and protects those which have not been used. Reusing sound older buildings makes much better sense than abandoning or demolishing them. Preserving and using Lawrenceburg's historic resources is recycling on a community-wide scale.

Embodied energy is the amount of energy associated with extracting, processing, manufacturing, transporting, and assembling building materials. In historic buildings, this includes the expense and effort used to fire bricks, cut and tool stone, transport and assemble the wood framing, and prepare and apply interior plaster. Buildings represent an enormous expenditure of energy. To demolish an historic building and replace it with a new energy efficient building would require decades to recover the energy lost in the processes of demolition and construction.



A old growth wood window (left) has a longer life expectancy than most new vinyl windows

Commercial Guidelines

Commercial Guidelines Approach and Format

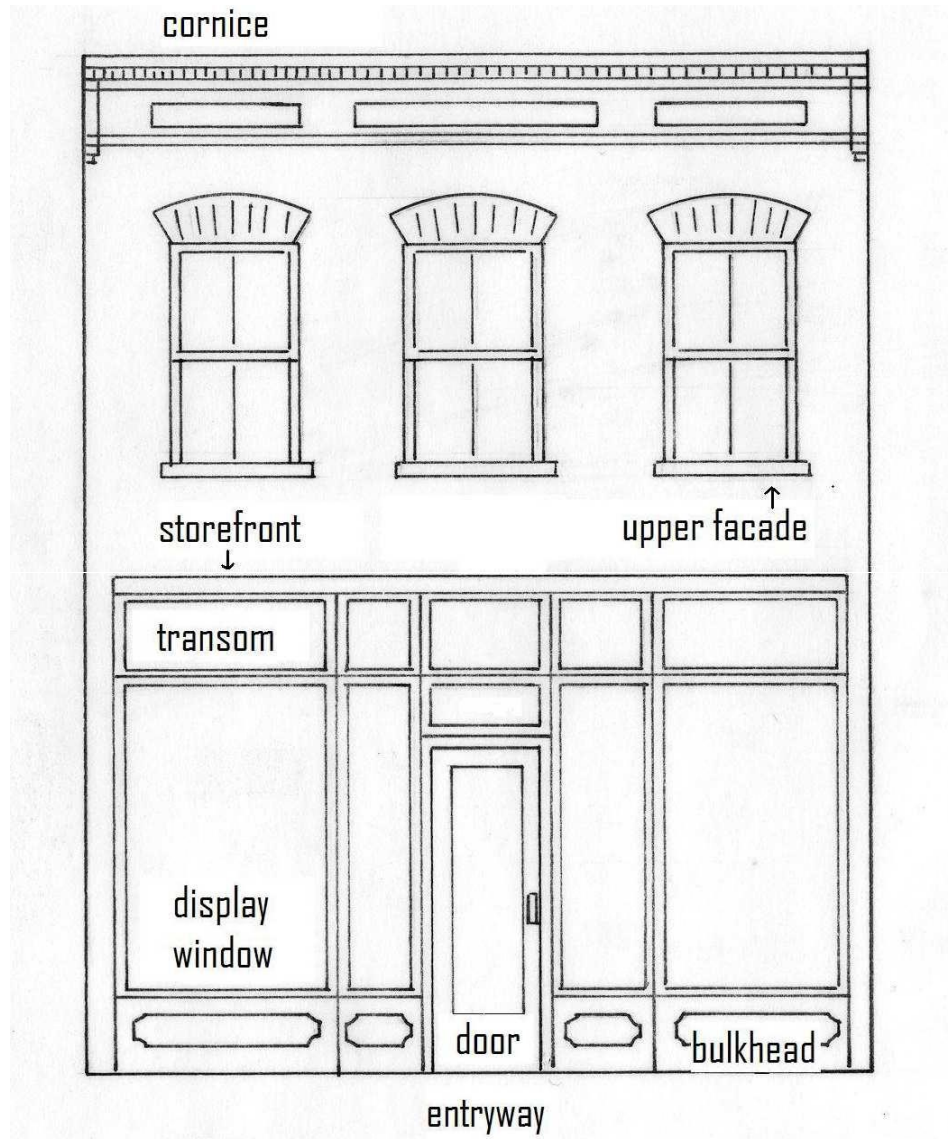
Of primary importance in the approach of design guidelines is the emphasis on preservation over replacement. The frequent use of terms such as retain, maintain, and preserve demonstrates this emphasis. Historic buildings, landscapes, and components should be preserved and well maintained. If they become damaged, they should be repaired. If the damage is too severe for repair, the minimal area necessary should be replaced using materials and designs that match the historic appearance.

Following are design guidelines for commercial properties. They are grouped to cover historic building components, landscape components, infill construction, building relocation, and building demolition. Within the first two categories, guidelines are arranged alphabetically.

Illustrations are included to help provide clarity, and terms are defined in the appendices. The guidelines emphasize the public parts of buildings and settings, defined as those visible from public right of ways in front of the building or lot. Building front elevations, or facades, often contain the elements that define a building's style, and these elements should remain visible and unaltered. For commercial buildings, the distinctive combination of lower storefront and upper façade found on the primary elevation also illustrates the building's function. If changes are desired, they should be situated behind buildings and out of public view. Property owners and managers are encouraged to refer to the guidelines when undertaking construction, rehabilitation, or everyday maintenance.

In reference to general, routine property maintenance and in kind repairs within the Historic Preservation Overlay, the design and materials should be appropriate to the age of the building they support. Repair and replacement in kind does not require a Certificate of Appropriateness, but all work must match the existing architecture design and elements. Owners planning work on existing structures should contact the Historic Preservation Officer before beginning work to ensure that a COA is not required.

All other construction activities are required to be reviewed by the Historic Zoning Commission and all of the guideline references will be applied as necessary for the principle of the construction project (new construction, infill, alterations or additions).



Shown are elements almost universally included on commercial buildings constructed between ca. 1850 and ca. 1950. The type of building shown, with a lower storefront and private upper floors, is called a twopart commercial block building; it was the most popular design used for historic commercial buildings from this period. One-part commercial block buildings, consisting solely of the lower storefront, were also common

Architectural Features

Historic architectural features should be retained, remain visible, and be kept in good repair.

Normally Required

1. Original and historic architectural features should be preserved and maintained.
2. Original cornice elements should not be removed or obscured.
3. If repair is needed, use methods that allow features to retain their historic appearance and as much of their historic materials as possible.
4. For decayed wood, it is advisable to use epoxy to strengthen or fill in damaged or missing sections. For large areas of decay, remove only the damaged section and replace it with a matching replacement.
5. For lightly rusted metal features, hand scraping with a metal brush followed immediately by priming and painting is advisable. If rusting is heavy, low-pressure grit or sand blasting or chemical treatment may be required and should be used with professional assistance only. Adjacent materials should be covered during blasting.
6. Architectural features should not be added if they did not exist historically.

Recommended

7. On buildings which have lost their original metal or wood cornices, replacement based on historic evidence such as photographs or "ghosts" of cornice designs is recommended. If such evidence does not exist, a simple cornice of wood or metal should be installed. Materials such as fiberglass may also be used.
8. New cornices should have similar dimensions as the original or as commonly found on buildings of similar age and size and scale

Awnings

The use of canvas storefront awnings or canopies is appropriate.

Normally Required

1. Retain and preserve original wooden or metal awnings.

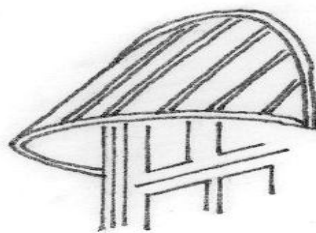
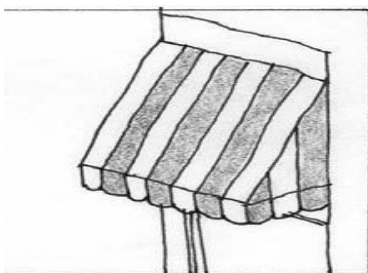


Main Street should be retained if original

2. Do not install modern metal awnings on historic storefronts.

Recommended

3. Install retractable or fixed canvas, vinyl coated, or acrylic awnings on storefronts or upper windows.
4. Awnings should cover only the storefront display windows or transoms and fit within their openings.
5. Do not obscure architectural details with awnings.
6. Apply a canvas overlay to existing metal awnings.
7. If possible, use standard or shed awnings. Also acceptable are circular or accordion designs. Box or casement awnings are more non-traditional and less desirable, however, these may be installed if requested. Box or casement awnings are more non-traditional and less desirable, though these may be installed if requested.



Awnings like the one on the left are appropriate for square openings, while the one on the right is appropriate for arched openings.

8. Use an awning shape that matches the opening shape, i.e. rectangular awnings in rectangular openings and arched awnings in arched openings.

Decks

Decks are modern features, and, if installed, should be located on the rear elevation or otherwise out of view from the street

1. Locate decks on the rear elevation, low. visibility side elevation, or on the roof. Use plants or fencing, if placement is not sufficient, to screen from view.
2. Construct decks of wood or metal.



3. Stain or paint decks so that their colors are compatible with those of the building.
4. Design decks simply. Use wood balusters that are less than three inches apart and less than two inches in width and depth.

Enclosed Additions

Additions to rear elevations or roofs may be appropriate.

Normally Required

1. Place ground additions on rear elevations



Additions to visible rooftop locations of commercial buildings like these would damage their individual historic character and relationship to each other.

2. Keep rear additions simple and do not designate them as the primary entrance to a building.
3. If possible, use frame or brick construction for additions. If this is not possible, use concrete or metal and glass.
4. Do not remove sections of historic walls to accommodate additions unless significant structural deficiencies can be demonstrated. Design additions so that owners may remove the additions and restore the original elevation if so desired.
5. Recess rooftop additions so that they are not readily visible from the street.
6. Scale additions so that they are not readily visible from within a one-block area surrounding the building.
7. Design additions to be identifiable and distinguished from the original structure.

Entrances

Original entrances and elements should be retained.

Normally Required

1. Do not remove or replace original entrance elements such as doors and transoms unless extensive deterioration is evident.
2. Do not enclose or remove original entrance openings.
3. Do not add unfinished aluminum doors to storefronts; if historic doors are so deteriorated that replacements are required, use wooden single-light doors if possible. If metal is desired, use doors with a dark bronze or anodized aluminum finish.
4. Retain historic designs and dimensions of recessed entrances.
5. Preserve and maintain historic transoms and transom openings.
6. Do not enclose or conceal transoms.
7. Preserve and maintain historic transom materials such as prism or leaded glass.

Recommended

8. Use the historic design in entrance rehabilitation if evidence is available such as historic photographs or discoloration indicating original doors. If such evidence is not available, use new wooden doors with a single glass pane.
9. Do not add new entrances on storefronts. If an additional door opening is required by codes, add it on the rear elevation.
10. Keep new entrance openings simple and use detailing similar to that used on the historic entrance. In general, install single-light glass-and-wood doors in new entrances.
11. If new transom glass is required, use clear glass. If repairing or replacing destroyed prism glass, use clear or tinted glass.

Fire Escapes

Fire escapes and staircases are modern features and should be located on rear or side elevations out of view from primary right of ways and use unobtrusive designs and materials.

Normally Required

1. Locate fire escapes and staircases on rear elevations or at a location where they are not visible from public right of ways in front of the building.
2. Do not damage architectural features through the installation of fire escapes and staircases.
3. Construct fire escapes of metal, in accordance with the Building Code.

Gutters and Downspouts

Well-maintained gutters and downspouts help to protect buildings from water damage. Replacement in kind does not require a COA but will be reviewed as part of an infill or addition project. Owners planning work on existing gutters should contact the Historic Preservation Officer before beginning work to ensure that a COA is not required.

Normally Required

1. Use and maintain gutters and downspouts.
2. Retain and, as needed, repair historic boxed or built-in gutters.
3. If new gutters are used, use half-round or, if the building dates from 1940 or later,



Gutters and downspouts, like these on the courthouse, help protect buildings from water damage.



Historic gutters and downspouts like these in the Street should be kept in good repair.



These downspouts are appropriately placed on the rear elevation and painted to blend in with the building.

Lighting

Historic light fixtures should be retained and maintained, and new light fixtures should be unobtrusive. Replacement in kind does not require a COA but will be reviewed as part of an infill or addition project. Owners planning work on existing lighting should contact the Historic Preservation Officer before beginning work to ensure that a COA is not required.

Normally Required

1. Retain and maintain historic light fixtures.

Masonry

Original masonry should be preserved and maintained. Abrasive cleaning of exterior masonry shall not occur, and masonry repointing should match the original. Replacement in kind does not require a COA but will be reviewed as part of an infill or addition project. Owners planning work on existing masonry should contact the Historic Preservation Officer before beginning work to ensure that a COA is not required.

Normally Required

1. Preserve and maintain original exterior masonry walls and details.
2. Repair and, if needed, replace damaged masonry with new masonry which matches historic masonry as closely as possible in color, texture, and profile.
3. Do not paint masonry walls that have not been previously painted unless walls have had extensive patching or repointing, resulting in a patchwork of masonry surfaces.
4. Clean exterior masonry using detergent or steam cleaning. If these are not effective, use low pressure (below 600 pounds per square inch) water cleaning and rinsing or chemical cleaners. Sandblasting can cause severe deterioration of masonry. This can be especially pronounced in bricks as sandblasting removes the exterior hard patina and exposes the soft inner core. Do not use sandblasting and other abrasive cleaning methods.
5. When repointing is needed, use mortar to match the original in composition and appearance.
6. Rake new mortar joints to match the original profile.

Recommended

7. Do not apply stucco or drivit surfaces to historic buildings. Exceptions may be made for rear elevations which are in poor condition or for walls which have been sandblasted.
8. Select colors to complement the dominant existing colors of dark red and similar hues.

Ramps and Lifts

Primary entrances to commercial buildings should meet ADA requirements. If this is not possible, alternative entrances should be available, clearly marked, and maintained to the same standards as the primary entrance. Simple concrete ramps or lifts are recommended for main entrances. Wood ramps may be used on rear elevations. As modern features, ramps and lifts should use inconspicuous design and placement. Ramps must comply with the Building Code, Zoning Ordinance, and Municipal Codes.

Normally Required

1. Construct ramps of concrete or wood, and paint them in colors compatible to the building.
2. Use simple designs.
3. Consider using a lift for access.
4. Screen lifts and ramps through plantings to minimize their visual impact.
5. If possible, position ramps and wheelchair lifts on rear or, in the case of corner buildings, side elevations.

Rear Elevations

Rear elevations should be kept simple in appearance.

Recommended

1. Maintain and preserve historic doors at rear entrances.
2. If new doors are required, use single-light glass-and-wood or other historically appropriate doors.
3. Maintain a simple appearance for rear entrances. Signs and awnings are appropriate for the identification of businesses.
4. Screen HVAC units and service equipment through landscaping or wood and/or brick enclosures, or place units and equipment on roofs out of view from the street.

Roofs

Roofs help define buildings as commercial, and their historic shapes should be retained as contributing elements to historic character. Replacement in kind does not require a COA but will be reviewed as part of an infill or addition project. Owners planning work on existing roofs should contact the Historic Preservation Officer before beginning work to ensure that a COA is not required.

Normally Required

1. Retain the historic shape of roofs.
2. Retain and maintain roof-related features such as parapet walls, cornices, and chimneys.
Flat roofs are a hallmark of historic commercial buildings.
3. If modern roof elements like skylights, solar panels, decks, balconies, and satellite dishes are desired, install them so they are not visible from the street.
4. Maintain historic roof materials like slate and sheet metal.
5. The installation of "green roofs" on commercial buildings is appropriate as long as they are not readily visible from the street.

Signs

Historic signs should be preserved. New signs should be at traditional locations, minimal in number, traditional in appearance, and coordinated with their and surrounding buildings. Signs should follow the city's ordinance. Signage within the Historic Preservation Overlay shall be reviewed and approved by the Historic Zoning Commission to assure the intent of the guidelines are met.



Historic signs like this contribute to district character.

Normally Required

1. Design all signs to have a dark background and light lettering.
2. Do not use wall signs that exceed the height of the building cornice.
3. Do not use more than one freestanding sign per street frontage.
4. Design wall signs to have one square foot per one (1) liner foot of width of the building façade or store front for wall signs (example: 30 feet of width—30 square feet of total wall signage). This will pertain to the total amount of wall signage for the firstfloor façade, first-floor storefront, or firstfloor tenant space.
5. Temporary signs are required to have a dark background and light lettering. Contact the Preservation Officer for temporary (30- day limit) sign approval.
6. Size wall signs above the first floor to be a maximum of nine (9) square feet and to be proportionate to the building façade and other signage.



The awning sign for Lulu's uses an appropriate color scheme and lettering scale.

7. Design awning lettering to be a maximum of 12 square feet or 25 percent of the total square footage of the front-facing panel.
8. Use light lettering for window decal signs and do not allow them to distract from the building façade or engross the window.
9. Size sandwich-board signs to be nine square feet or less, and design them to have a dark background and light lettering.
10. Size projecting-arm signs to be a maximum of four-and-a-half square feet and hang them a minimum of eight feet from the grade surface (generally defined as the sidewalk).
11. Do not use materials such as PVC plastic, plywood, or unfinished wood for signage materials or PVC plastic for trim, post, or hanging bracket materials. Composite product materials are acceptable for use for signage materials.
12. Do not use neon window signs.

Recommended

13. Place painted or applied wall signs on the flat surface of the building.
14. Use traditional locations for wall signs such as above transoms, on cornice fascia boards, or below cornices.
15. Locate sign brackets for projecting signs no higher than second floor window sills.
16. Do not use more than three signs per building.
17. Construct signs of finished wood, brass letters, carved or sandblasted wood, gold leaf, or glass.
18. Use wood or painted or otherwise finished metal for sign brackets.
19. Mount signs such that they minimize damage to historic materials. Install mounting bolts through mortar joints rather than the face of the masonry.
20. Design signs to have no more than two or three colors.
21. Use sign designs based on styles from the mid-19th and early-20th century.
22. Avoid signs which reflect an earlier period of history such as colonial Williamsburg or New England.
23. Do not conceal or obscure original decorative designs or detailing with signs.
24. Do not cover or obscure transom glass.
25. Use traditional fonts like Serif.
26. Preserve and maintain historic wall signs painted on exterior masonry walls.
27. As desired, touch up historic wall signs with new paint as long as the paint and design matches the original.
28. Use concealed lighting if possible. If not possible, use projecting fixtures appropriate to the historic period of the building.
29. Use incandescent lights rather than spot or floor lights.
30. Do not use internally lit signs.
31. Select locations, sizes, and placement of signs to complement those of neighboring or adjacent buildings.
32. Avoid signs which are out of scale or have substantially different locations than signs on adjacent buildings.



Painted window signs are appropriate.

Storefronts

Historic storefronts were generally composed of a central or offset recessed entrance, flanking display windows resting on bulkheads, and large transoms. Most of the storefront was of glass to allow easy viewing of merchandise and window displays. Brick piers and cast iron columns were often used on the storefront to support the upper facade yet allow for the extensive use of glass. Original details should continue to be incorporated into storefront remodeling. If no original detailing exists, a new storefront based upon traditional or historic designs should be added. Historic photographs of downtown commercial buildings exist, and these should be consulted when new storefront is under design.

Normally Required

1. Maintain and preserve original storefronts. Do not remove original doors, bulkheads, display windows, transoms, decorative glass or other elements unless their deterioration can be demonstrated.
2. Replace original storefront elements that are clearly deteriorated with elements that match the historic design and materials.
3. Retain storefronts which were remodeled with decorative tile or pigmented structural glass like Carrara glass and are at least 50 years old.
4. If new storefronts are required, maintain traditional designs and arrangements. Restore remodeled storefronts to their original design or designs based on traditional storefront arrangements.
5. Preserve and maintain original display windows.
6. Do not cover display windows or change their size.
7. Do not install tinted glass.
8. If new display windows are required, use windows that match the original dimensions.
9. Preserve and maintain original cast iron columns, brick piers, wood columns, and stone piers.
10. Do not conceal decorative cast iron elements or brick or stone piers.
11. Preserve and maintain original wood, brick, concrete, marble, metal, or tile bulkheads.
12. Do not alter or conceal original bulkheads.



This storefront at has a traditional appearance

Recommended

13. Do not use raw aluminum in display window mullions, but instead use copper or bronze or painted aluminum.
14. Where original glass is missing, install clear insulated glass.
15. If privacy is desired, use interior shades or blinds, not tinted glass.
16. If original bulkheads are missing, install new bulkheads of wood or brick, stone, or metal bulkheads that match historic brick or are painted to complement other storefront elements.

Windows

Upper facades should retain their historic appearance and details.

Normally Required

1. Preserve and maintain original windows, opening dimensions, and details.
2. Do not alter original window openings in any way, including by enclosing original openings or obscuring windows with added materials.
3. Preserve and maintain historic detailing such as terra cotta panels and decorative porches.

Recommended

4. If original windows are missing, install replacement windows that are appropriate for the period of the building. For antebellum structures, six-over-six or four-over-four sashes are appropriate. For late 19th century buildings, four-over-four, two-over-two, or one-over-one sash windows are preferred. For early 20th century designs one-over-one sashes should be installed. These windows should have distinct meeting rails and have the appearance of being operable. Do not install windows with flush or snap-on mullions.
5. Use wooden, anodized aluminum with dark or bronze finishes, or aluminum with a white baked-enamel finish. Do not use raw or unpainted aluminum windows.
6. If storm windows are desired, use ones that match the original windows configuration and are of anodized aluminum or have a baked enamel finish.

Parking

Screening should be provided for parking lots, and parking lot placement should be consistent with building setbacks. Replacement in kind does not require a COA, but will be reviewed as part of an infill or addition project. Owners planning work on existing parking should contact the Historic Preservation Officer before beginning work to ensure that a COA is not required.

Normally Required

1. Follow the minimum landscaping requirements for parking as set forth in the Zoning Ordinance. Landscaping beyond that which is required is encouraged.
2. Consider effects to existing trees in areas which are to be graded for parking lots, in accordance with the city's zoning ordinance.

Recommended

3. Design parking lots to be consistent with the general setback found along each block. Most buildings in the commercial area are flush with the sidewalk, and this consistent setback arrangement and rhythm should not be altered. Use landscape elements such as trees, hedges, low shrubs, earth berms, or brick or wood fences to retain this setback pattern.



Behind buildings or out of sight from main thoroughfares is the preferred placement for parking lots, however, if they are constructed alongside buildings, plants and walls can help maintain a unified setback.

Streetscape

Landscaping should complement buildings, and sidewalk and street improvements should enhance downtown character. Replacement in kind does not require a COA but will be reviewed as part of an infill or addition project. Owners planning work on existing streetscape should contact the Historic Preservation Officer before beginning work to ensure that a COA is not required.

Recommended

1. Maintain trees in the commercial area. Shade trees were common for commercial areas during the late 19th and early 20th centuries. With the coming of the automobile, many communities removed trees to make way for wider thoroughfares and parking areas. Use trees between 15 to 25 feet, and consider dimensions to ensure trees do not damage historic fabric, block pedestrian areas, or damage historic character.
2. Maintain the concrete sidewalks and period lighting introduced under the Lawrenceburg Streetscape Plan.
3. When introducing new streetscape elements, use compatibility with the downtown elements as an aim and ensure that they support the traditional character of the commercial area. Do not introduce continuous metal or concrete canopies, oversized kiosks or gazebos, or ornate street furniture.



Simple benches provide a place to rest outside



Trees, sidewalks, and information signs are streetscape

4. Screen grounded mechanical systems from view using fencing or plants. Place roof-mounted systems such that distance or elements like parapets keep them from view.
5. Use window mechanical systems only on side or rear elevation where they are minimally visible.
6. Locate meters, conduits, and other equipment on rear elevations.
7. Satellite dishes and solar panels may be placed on roofs where they are not readily visible from the street.

Utilities

Utilities are important to the functionality of buildings. Because utilities are modern, they should be placed along rear elevations or otherwise out of view from the main street, and visibility should be further screened through landscaping or fencing. Replacement in kind does not require a COA but will be reviewed as part of an infill or addition project. Owners planning work on existing utilities should contact the Historic Preservation Officer before beginning work to ensure that a COA is not required.

Normally Required

1. Place garbage containers behind buildings.
2. Screen garbage containers from view using plants or fencing.
3. Locate mechanical systems behind or on top of buildings.



The occupants appropriately located electronic and waste-disposal equipment on the rear elevation and screened it with fencing.

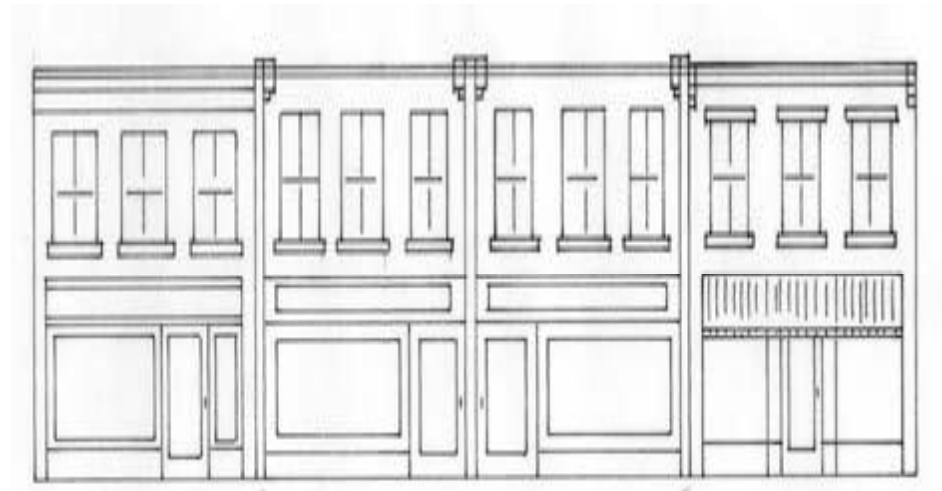
4. Screen grounded mechanical systems from view using fencing or plants. Place roof-mounted systems such that distance or elements like parapets keep them from view.
5. Use window mechanical systems only on side or rear elevation where they are minimally visible.
6. Locate meters, conduits, and other equipment on rear elevations.
7. Satellite dishes and solar panels may be placed on roofs where they are not readily visible from the street.

Infill Buildings

New construction should be differentiated from the old except that the reconstruction of historic buildings may be allowed.

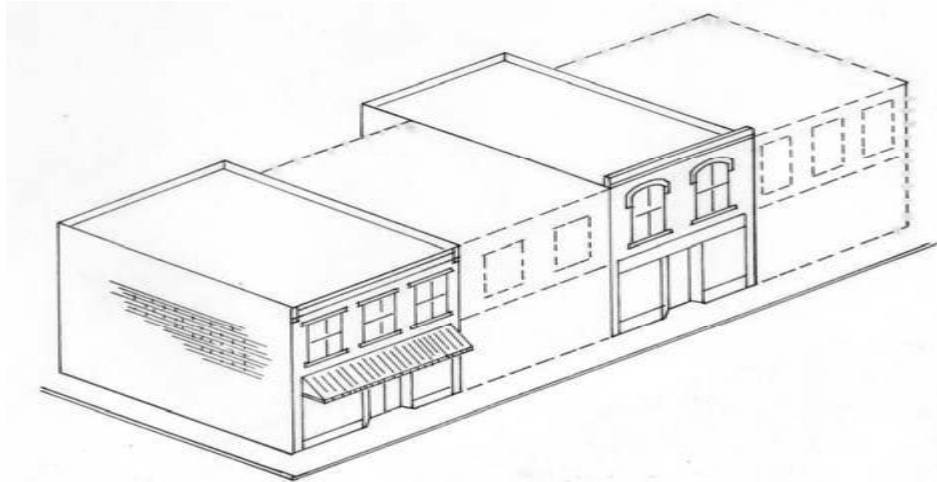
Normally Required

1. Differentiate new construction in the commercial area from the old.
2. Make new buildings compatible with adjacent buildings through massing, size, scale, and architectural features. Avoid historic reproductions unless the buildings that are adjacent are of historic value.



The new buildings at the center use design elements to maintain the existing rhythm of vertical divisions

3. Make sure new buildings and the materials used for their construction look similar in architecture to those buildings within the district.
4. Reconstruct historic buildings only if on their original site.
5. Construct reconstructed buildings with materials, detailing, and decorative features to match or closely approximate the original building.
6. Clearly designate reconstructed buildings with a marker applied to the exterior of the building, freestanding sign, or other method of designation.
7. Retain and preserve freestanding façade walls which may be left following a fire or internal demolition, and encourage new construction which maintains the original design and appearance of the building.
8. Respect and maintain the existing configuration of storefront and upper facade arrangements.
9. Reinforce the appearance and rhythm of historic vertical divisions to maintain consistent facade widths.



The width of these new buildings, shown with dashed lines, is appropriately similar to existing buildings.

10. Do not construct buildings with upper facades of solid brick or glass walls or strong horizontal lines.

11. Build buildings which are constructed over several lots or are 50 feet or more in width with designs to reinforce the spacing and arrangements of adjacent buildings

This can be done through the introduction of architectural elements on primary facades such as vertical divisions, through stepping of building heights or widths, and through the use of differing textures or colors.

12. Continue the existing alignment and proportions of upper facade windows.

13. Use appropriate window shapes, rectangular and arched with vertical, rather than horizontal, proportions on new buildings. Do not use square windows, narrow width horizontal windows, and other designs out of keeping with traditional window forms and shapes.

14. Do not add historically typical details such as bay windows, window balconies, or sheet metal cornices to new buildings.

15. If desired, use minimal brick corbelling or banding of brick or concrete to define or decorate windows.

16. Do not exceed the average height of buildings on a block or neighboring blocks, by more than 10 percent.

17. Use brick or masonry construction, not exterior surfaces of glass and metal, wood, vinyl, or stucco.

18. Use masonry materials which are compatible in size, profile, and detailing with historic materials.

19. In Special Area 1, the maximum height is three stories or 42 feet. PUD may be up to four stories or 56 feet with transitional features.

20. Using the Lawrenceburg Area Plan for guidance, the building heights should be consistent with the height and scale of the neighboring buildings and surrounding area but shall not exceed the building height permitted in the Lawrenceburg Zoning Ordinance.

Relocation

Constructing replacement buildings or moving existing historic buildings onto vacant downtown lots can support historic character. Moving historic buildings from the district is expensive and degrades district character; it should be considered only as a last resort prior to demolition and after trying all other means of preservation.

Normally Required

1. Only move a district building from its historic location if all other alternatives for preservation have been explored and failed.
2. Move buildings into the district if the building is appropriate for the surrounding styles, heights, scales, materials, setting, and lot placement.

Demolition

Lawrenceburg's commercial buildings are physical evidence of its past development and the loss of any one of them negatively affects the overall historic environment. Demolition of historic buildings in the downtown area should not occur.

Normally Required

1. Do not demolish historic buildings or structures. Demolition may only be approved if the HZC deems if one or more of the following conditions are met:

- If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character.
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the Historic Zoning Commission.
- If the public safety and welfare requires the removal of a structure or building.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. In addition to this report there should be a separate report which details future action on the site.



Demolition of historic commercial buildings should only occur if it can be demonstrated that the building is beyond repair, if needed for public safety, or if the property has lost its architectural character and integrity.